



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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April 2, 2014

TECHNICAL STAFF REPORT

*Petition Accepted on April 1, 2014
Planning Board Meeting of April 17, 2014
County Council Hearing to be scheduled*

Case No./Petitioner: ZRA 150 – Amendment to MXD District/Marsha S. McLaughlin,
Director, Department of Planning and Zoning

Request: To amend Sections 127.0.C.6 and 127.0.D of the Zoning Regulations for the MXD District to revise certain criteria in conjunction with the provision of age-restricted adult housing units in the MXD-6 (Mixed Use) District.

Department of Planning and Zoning Recommendation:

APPROVAL

I. DESCRIPTION OF PROPOSAL

- The Petitioner proposes to amend Sections 127.0.C.6 and 127.0.D of the Zoning Regulations.
- The proposed amendment would increase the existing bonus density ratio achievable in conjunction with the provision of age-restricted adult housing units; reduce the minimum amount of required employment land use area if the bonus density option is utilized; and create a provision that revisions to existing Preliminary Development Plans which would increase the number of age-restricted adult housing units by fewer than 35 units and adjust the corresponding minimum percentage of gross area set forth for employment uses would not be required to submit a petition to amend the Preliminary Development Plan.
- The amendment would allow the option to provide a lower percentage of required employment land use area due to limited market demand and ability to attract tenants to the commercial component envisioned by a mixed-use development.
- The complete proposed amendment text is attached to this Technical Staff Report as Attachment A (Petitioner's Proposed Text).

II. EXISTING AND PROPOSED REGULATIONS

- **Currently, Section 127.0.C.6 of the MXD District regulations sets forth the maximum residential density requirements for the two types of Mixed Use Developments.**

There is a provision that for MXD-6 developments, which ordinarily can only have a maximum density of 6.0 dwelling units per acre, a bonus density of an additional 1.25 dwelling units per acre is possible if these additional units are provided as age-restricted adult housing units. When this bonus density option is used, the minimum area for employment uses in the development can be reduced from the standard 9% of the gross area to 7% of the gross area, and the maximum area for employment uses in the development becomes 11%.

The amendment would increase the existing bonus density option from the current 1.25 units per acre to 2.05 units per acre and lower the minimum area for employment uses in a MXD-6 development from 7% to 6% of the gross area, but keep the maximum area for employment uses in the development as 11%.

- **A new subsection, Section 127.0.D.8 would be added.**

The amendment would create a provision that revisions to existing Preliminary Development Plans which would increase the number of age-restricted adult housing units by fewer than 35 units and adjust the corresponding minimum percentage of gross area set forth for employment uses would not be required to submit a petition to amend the Preliminary Development Plan.

III. BACKGROUND INFORMATION

A. Scope of Proposed Amendments

- **The proposed amendment would apply to MXD-6 developments. Currently, there are two such developments in the County; Cherry Tree/Ice Crystal and Ellicott Crossing (which does not include age-restricted adult housing), so the impact of the proposed amendment would be limited to a single development.**

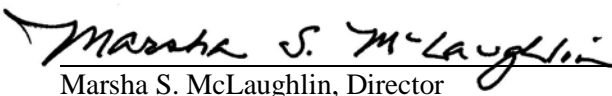
IV. EVALUATIONS AND CONCLUSIONS

- The proposed amendment is generally harmonious with *Plan Howard 2030* policies, particularly Policy 9.4, "Expand housing options to accommodate the County's senior population who prefer to age in place".

V. RECOMMENDATION

APPROVAL

For the reasons noted above, the Department of Planning and Zoning recommends that ZRA 150 **APPROVED.**

 4/3/14
Marsha S. McLaughlin, Director Date

NOTE: The file is available for public review at the Department of Planning and Zoning Public Information Counter.

MM:ZLK/zlk

ZRA 150 - Attachment A

Petitioner's Proposed Text

(CAPITALS and underlining indicate text to be added; [[brackets indicate text to be deleted]].)

SECTION 127.0 (MXD: Mixed Use) District Regulations

C. Requirements for Mixed Use Development

6. Residential Density

In the MXD-6 District, a density bonus of up to [[1.25]] 2.05 units per acre shall be allowed for the purpose of providing those additional units as age-restricted adult housing units which meet all requirements of the POR District for such units. If this bonus density is utilized, the minimum percentage of gross area set forth for employment uses under Section 127.0.C.3.a shall be reduced to [[7]] 6% and the maximum shall be no greater than 11%.

D. Preliminary Development Plan and Criteria

8. Amendments to Preliminary Development Plan and Criteria

D. A PETITION TO AMEND THE PRELIMINARY DEVELOPMENT PLAN OR PRELIMINARY DEVELOPMENT CRITERIA SHALL NOT BE REQUIRED FOR REVISIONS WHICH, PURSUANT TO SECTION 127.0.C.6.A, INCREASE THE NUMBER OF AGE-RESTRICTED ADULT HOUSING UNITS BY FEWER THAN 35 UNITS AND ADJUST THE CORRESPONDING MINIMUM PERCENTAGE OF GROSS AREA SET FORTH FOR EMPLOYMENT USES.